



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 30, 2026 at 2:00 p.m.

1515 Arch Street, Room 18-002 and [online](#)

The following matters are scheduled to be heard by the Zoning Board of Adjustment on September 30, 2026 at 2:00 p.m. Scheduled matters with missing exhibits may be continued or dismissed. The case order and estimated times are subject to change. Please arrive early. For questions about this agenda, please contact the Board office at (215) 686-2429 or RCOZBA@phila.gov.

I. HELD MATTERS AND ADD-ONS

1. MI-2025-007183 2435-37 E VENANGO ST

Applicant: DANIEL DEL COLLO; JOSEPH FRANCANO III
Owner of Record: FRANCANO MARGARET E
Status: Add-On
Related Permit: ZP-2025-008054
Description: SPECIAL EXCEPTION For use, Vehicle Equipment and Supplies Sales and Rentals, in an existing semi-detached structure. No sign on this permit.

II. SCHEDULED CASES

1. MI-2026-003255 1511 W CAYUGA ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: ATA7 REAL ESTATE SALES & CONSTRUCTION LL
Status: Continuance Requested
Related Permit: ZP-2026-005394
Estimated Time: Not Scheduled
Description: Permit for the erection of an attached structure with a porch, roof deck, roof deck access structure, and deck at the rear. For use as Multi-family household living (4 dwelling units). Size and location as shown on plans.

2. MI-2026-002448 621 TREE ST

Applicant: ALAN NOCHUMSON, ESQUIRE
Owner of Record: ESPINOSA JOAQUIN SALAZAR, SANCHEZ CONSUELO MARTINEZ
Status: Ready
Related Permit: ZP-2026-001774
Estimated Time: 2:15 PM
Description: PERMIT for erection of an addition above an existing attached structure. For use as two-family household living and non-accessory storage (Equipment and Materials Storage Yards and Buildings) at the first floor. Size and location as shown on plans.

- 3. MI-2026-002946 1844 N VAN PELT ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: VAN PELT PROPERTIES LLC
Status: Ready
Related Permit: ZP-2026-004594
Estimated Time: 2:33 PM
Description: FOR THE ERECTION OF AN ATTACHED STRUCTURE. FOR THE USE AS MULTI-FAMILY HOUSEHOLD LIVING (THREE DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN PLANS.
- 4. MI-2026-002987 200 MONASTERY AVE**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: RAMOS ALEX
Status: Ready
Related Permit: ZP-2026-001717
Estimated Time: 2:51 PM
Description: PERMIT For the erection of a semi-detached structure. For use as Single-Family Household Living. Size and location as shown on plans.
- 5. MI-2025-007573 1547 N FRANKLIN ST**
- Applicant:** NETANEL LEVI
Owner of Record: LEVI NATANEL, LEVY SHIMON
Status: Ready
Related Permit: ZP-2025-008111
Estimated Time: 3:09 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE ABOVE, BALCONIES AT THE FRONT AND REAR, AND ONE (1) OFF-STREET GARAGE PARKING SPACE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.
- 6. MI-2025-007577 1543 N FRANKLIN ST**
- Applicant:** NETANEL LEVI
Owner of Record: LEVI NETANEL, LEVY SHIMON
Status: Ready
Related Permit: ZP-2025-008110
Estimated Time: 3:09 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE ABOVE, BALCONIES AT THE FRONT AND REAR, AND ONE (1) OFF-STREET GARAGE PARKING SPACE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.
- 7. MI-2025-007578 1537 N FRANKLIN ST**
- Applicant:** NETANEL LEVI
Owner of Record: LEVI NATANEL, LEVY SHIMON
Status: Ready
Related Permit: ZP-2025-008107
Estimated Time: 3:09 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE, REAR BALCONY (ACCESSED FROM THE SECOND FLOOR), ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR SINGLE FAMILY HOUSEHOLD LIVING WITH ONE (1) ACCESSORY OFF-STREET

(STRUCTURED/GARAGE) PARKING SPACE ACCESSED FROM THE FRONT. SIZE & LOCATION AS SHOWN ON THE APPLICATION/PLANS.

8. MI-2026-003012 2420 E SOMERSET ST

Applicant: MARYANNE FINIGAN
Owner of Record: NABAVI KAZEM M
Status: Ready
Related Permit: ZP-2026-000903
Estimated Time: 3:45 PM
Description: PERMIT, For the proposed uses, Sit-Down Restaurant, Take-Out Restaurant, and Event Assembly Facility, within an existing structure. See AP# 950006, CAL#36745 Granted 6/12/2019 - FOR TAKE OUT RESTAURANT ON 1ST FLOOR AND STORAGE ON 2ND FLOOR (NO ITEMS AS DEFINED IN 14-601 (10) (E) OF PHILADELPHIA ZONING CODE) IN AN EXISTING STRUCTURE. NO SIGN ON THIS PERMIT. No C.O. issued for this use, use permit is now expired.

9. MI-2026-003065 1640 PINE ST

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: DI CIANNI FRANCESCO, DICIANNI LAURA
Status: Ready
Related Permit: ZP-2026-005235
Estimated Time: 4:03 PM
Description: SPECIAL EXCEPTION For a group practitioner medical office (group medical, dental and health practitioner) on the first floor and basement and not to occupy more than 2,000 sq. ft. of gross floor area.

10. MI-2026-003150 101-23 S 52ND ST

Applicant: BRETT FELDMAN DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: MCDONALDS CORP
Status: Ready
Related Permit: ZP-2026-003818
Estimated Time: 4:21 PM
Description: No change to existing take out restaurant use. PERMIT for complete demolition of all existing structures and the erection of a new take-out restaurant (McDonalds' - same use as is existing) with drive thru service lanes and 16 accessory parking spaces (including 1 ADA space) with landscaping and new structures all as per submitted plans. Existing Free-Standing Sign to remain. Other accessory signs to be submitted on separate zoning application.

11. MI-2026-003576 101-23 S 52ND ST

Applicant: BRETT FELDMAN DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: MCDONALDS CORP
Status: Ready
Related Permit: ZP-2026-005242
Estimated Time: 4:39 PM
Description: PERMIT FOR THE ERECTION OF (31) NEW SIGNS (4 MENU BOARD SIGNS, (2) 10 S/F & (2) 20 S/F TOTAL 60 S/F), (3 CLEARANCE SIGNS, (1) 3.1 S/F & (1) 1.2 S/F TOTAL 5.5 SF),(1 PROJECTING SIGN NON-ILLUMINATED 2.2 S/F), (18 DIRECTIONAL SIGNS TOTAL 50.7 S/F), (5 WALL SIGNS (2) 32.8 S/F ILLUMINATED & (3) 14 S/F ILLUMINATED, WITH EXISTING SIGNS AS PREVIOUSLY APPROVED FOR A PROPOSED TAKE OUT RESTAURANT; SIZE AND LOCATION AS PER APPLICATION/PLAN.

12. MI-2026-003248**1225-29 N 7TH ST**

Applicant: RACHAEL PRITZKER, ESQ
Owner of Record: 7TH ST PROPERTIES-EAST LL
Status: Ready
Related Permit: ZP-2026-004106
Estimated Time: 5:02 PM
Description: Permit for the proposed use of "All uses permitted in the CMX-2 commercial zoning district" on the first floor and basement levels of the existing structure.

13. MI-2026-003404**7601-51 LINDBERGH BLVD**

Applicant: RONALD PATTERSON DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: RS REALTY PARTNERS L P, OAKFORD REALTY LLC
Status: Ready
Related Permit: ZP-2026-003221
Estimated Time: 5:20 PM
Description: SPECIAL EXCEPTION FOR THE USE *VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTALS* IN AN EXISTING STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.